



**City of Trinity, North Carolina
Planning & Zoning Board Meeting
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
October 22, 2019 - 6:00 p.m.**

Regular Meeting Minutes

Members Present: **Chair:** Richard McNabb; **Board members:** Keith Aikens, Jennifer Dennis, and Ambrose Rush.

Member Absent: Hunter Hayworth

Board Liaison: Bob Hicks

Others Present: Planning and Zoning Director, Marc Allred; City Manager, Debbie Hinson; City Attorney, Bob Wilhoit; City Clerk, Annette de Ruyter, Deputy Sgt., Kyle Cox; and other interested parties.

• **Call to Order**

Chair McNabb called the meeting to order at 6:02 pm and welcomed visitors, led the Pledge of Allegiance, and gave the Invocation.

a) Approve and/or Amend Agenda

Chair McNabb called for a motion to approve or amend the Agenda. *Board member Aikens made a motion to approve the agenda as presented. The motion was seconded by Board member Rush and approved with a vote of 4 ayes and 0 nays with Board member Hayworth absent.*

I. Approval of Minutes from September 24, 2019

a. Item 1. Approve the September 24, 2019 Planning and Zoning Minutes

Chair McNabb called for a motion to amend or approve the minutes as presented. *A motion was made by Board member Aikens to approve the September 24, 2019 minutes as presented, seconded by Board member Rush and approved with a vote of 4 ayes and 0 nays with Board member Hayworth absent.*

II. Public Hearing

Chair McNabb opened this Item and called on Planning Director Allred for presentation.

2. Rezoning of PIN # 7717580644 from R-40 to RA.

Stormwater/ Planning and Zoning Director Allred discussed the owners request to rezone this property to allow livestock on this parcel. This parcel was zoned R-40 during the annexation when the City was formed.

The Land Use: Mixed

Surrounding Land Use is:

- North- Single –Family Residential
- South- Single –Family Residential
- East- Single –Family Residential
- West- Single-Family Residential

The Land Use for this parcel is in the Regional Center.

Highway Commercial and Residential Mixed are compliant with this Land Use.

- The lot size is 2.5 acres
- Water is available. No sewer
- There are no improvements planned for this portion of Trinity Road.

Chair McNabb opened the Public Hearing at 6:07 pm.

Speaking For:

Peter Kollmyer- 11809 Trinity Road, I am the homeowner and we would like to have horses in the fenced pasture beside our home. The fence will be tall enough so that it will be safe for the animals as well as the residents nearby.

Speaking against: None

Chair McNabb closed the Public Hearing at 6:13 pm.

After Board discussion, *a motion was made by Board member Rush to recommend the rezoning. This rezoning is compliant with the Land Use Plan and the size of the property would fit in with the neighborhood. The motion was seconded by Board member Dennis and approved with a vote of 4 ayes and 0 nays with Board member Hayworth absent.*

3. Rezoning of PIN # 6797412387, 6797519006, & 6797613814 from RA to HC & RM

Chair McNabb opened this Item and called on Planning Director Allred for presentation.

Stormwater/ Planning and Zoning Director Allred discussed the rezoning of Pin #'s 6797412387, 6797519006 and 6797613814 from RA (Residential Agriculture) to HC (Highway Commercial) and RM (Residential Mixed).

The owner has requested rezoning the above parcels as follows:

Rezone the portion along Finch Farm Road to HC

Rezone the remainder of the property to RM for a townhome community and a single- family residential community.

The Land Use: Mixed

Surrounding Land Use is:

- North- I-85
- South- Single Family Residential
- East- Single Family Residential
- West- Commercial

The Land Use for this parcel is in the Regional Center.

Highway Commercial and Residential Mixed are compliant with this Land Use.

- The lot size is 106.44 acre.
- No flood zones.
- Perennial stream serves as a boundary line between the northern portion of Forest Oaks and Forest Manor Subdivision. Midway through the property going from west to east, the stream turns due south towards Welborn Road. No wetlands were found on this property.
- Water and Sewer are available.
- A round about is planned for Welborn Road and Finch Farm Road intersection. Finch Farm Road will have a median north of Welborn Road connecting both round about between Welborn Road and southern intersection of Finch Farm/ I-85.

Chair McNabb opened the Public Hearing at 6:26 pm.

Speaking For:

Milt Rhodes-11 Brookstown Ave. Winston Salem, NC, Mr. Rhodes described to the Board the plans the Arden Group have planned for this parcel. All property would be for sale, no rentals.

- **Tract A** would be commercial property.
- **Tract B** of the map, would be townhomes. Size of the townhomes would be approximately 1500-2100 square feet, 2 story, and would range in the mid 170's.
- **Tract C** would be twin homes. Sizing of the townhomes would be approximately 2100-2400 square feet, 2 or 3 bedrooms on one level and an upstairs loft. Price ranges from \$250 thousand with the average being \$300 thousand.
- **Tract D** would be single family residential homes ranging in size of 1800-2100 square feet with prices ranging from \$250 thousand and up.
- Lot size would be 12,000 to 15,000.
- The homes would be built on slabs.
- Streets will be designed to accommodate number of cars for guest and owners to park.
- There will be open space in the back.
- Mr. Rhodes expressed there will no definite time frame- typically done in Phases 20 to 30 lots at a time. This project could take from 3- 5 years for development.

Speaking against:

Tony Barnhill -7289 Welborn Road
Roger Nealy- 7411 Welborn Road
Brian Rich- 4055 Crescent Drive
Vann Reece 4231 Forest Manor Drive
Eric Craver- 3866 Red Fox Road

The above citizens expressed their concerns on the following issues they felt this development would have on this area as follows:

- **Additional traffic this development would create in the area adding to the congestion currently in this area only to create more**
- **Effect on property values of surrounding homes and developments**
- **Increase in noise as well as pollution.**

Chair McNabb closed the Public Hearing at 7:13p.m.

After Board discussion, *a motion was made by Board member Aikens to recommend rezoning of the parcels. The motion was seconded by Board member Rush and approved with a vote of 4 ayes and 0 nays with Board member Hayworth absent.*

4. Text Amendment to Add Definitions for Automobile Repair and Automobile Body Shop.

Chair McNabb opened this Item and called on Planning Director Allred for presentation.

Mr. Allred reviewed the Automobile Repair and Automobile Body Shop Ordinance. He asked the Board to add definitions for automobile repair and automobile body shop to better differentiate between the two uses.

- **Automobile Body Shop: An auto body shop repairs damage to the exterior and non-moving parts.**
- **Automobile Repair Shop: An auto repair shop performs regular maintenance and repairs moving parts.**

Chair McNabb opened the Public Hearing at 7: 26 pm.

With no one speaking for or against, Board Chair closed the Public Hearing at 7:28.

After Board discussion they felt to more clearly define would be to add for motor vehicles to both definitions.

5. Text Amendment to Add the Intent of the Fence Ordinance to Automobile Repair and Body Shops.

Chair McNabb opened this Item and called on Planning Director Allred for presentation.

Mr. Allred asked the Board to add to the text amendment the intent of the Fence Ordinance when it pertains to automobile repair and body shops. The addition is as follows:

All fence locations must conceal vehicles from public right-of –way and the fenced location must be approved by the Trinity Zoning Administrator.

Chair McNabb opened the Public Hearing at 7:32 pm.

Hearing no one speaking for or against, Chair McNabb closed the Public Hearing at 7:34 pm.

6. Use of Tarps as Permanent Covering

Chair McNabb opened this Item and called on Planning Director Allred for presentation.

Mr. Allred discussed tarps as permanent covering. Tarps or any durable plastic or waterproof canvas, cannot be used as a permanent covering for the open storage of junk, solid waste, and refuse.

Chair McNabb opened the Public Hearing at 7:40 pm.

Hearing no one for or against, Chair McNabb closed the Public Hearing at 7:41 pm.

The Board would like to add tarps are permissible for 30 days or less.

After Board discussion on Item 4, 5 and 6, a motion was made by Board member Dennis to approve the additions to the amendments (listed for these 3 items) as presented. The motion was seconded by Board member Rush and approved with a vote of 4 ayes and 0 nays with Board member Hayworth absent.

III. Business from Staff

a. Item 7. Code Enforcement Report & Permits Report

Code Enforcement Officer, Marc Allred discussed with the Board the following items:

Code Enforcement

12215 Trinity Road is in the process of moving the business located at the home.

Permits Report

There are 22 new homes for 2019.

Additional Staff Items

Halfway House Ordinance:

Mr. Allred discussed the following items with the Board concerning the Halfway House Ordinance:

- There shall be a minimum of 50 square feet gross floor space provided for each person being housed or sheltered at the facility.
- Each building used for a social service facility shall include a common area in the form of recreation rooms, living rooms, lounges, dining rooms or other gathering areas at a rate of 5 square feet per unit. In no instance shall a social service facility use include less than 250 square feet of common area.
- Bathrooms, laundries, hallways, lobby areas, vending areas and kitchens shall not be counted as common area.
- On site management shall be provided on a 24-hour basis.
- Must have a manual fire alarm system.
- Must have automatic, commercial, monitored, smoke detection system.
- Smoke alarm shall be single and multi-station.
- Exit signs and emergency lighting required.
- A social service facility cannot be within ½ mile of another social service facility.

IV. Comments from Staff

City Clerk, Annette deRuyter shared with the Board and those present the upcoming events for the City of Trinity:

- November 8th will be our last Jacob Carroll pick-up this year.
- November 19th will be our next Planning and Zoning Meeting.
- November 12th will be our next City Council meeting

- December 2nd we will have our 1st annual Christmas tree lighting and Open House at the City Hall Building beginning at 6:00 pm.
- December 5th will be Christmas in Trinity hosted by the City of Trinity and Friends of Trinity at Trinity High School from 5:30- 7:30pm.

V. Comments from Board

None

VI. Planning & Zoning Board Adjournment

With no other business to discuss, *a motion was made by Board Chair McNabb to adjourn the October 22, 2019 meeting at 8:00 pm. The motion was seconded by Board member Rush and approved with a vote of 4 ayes and 0 nays with Board member Hayworth absent.*